

ALL SAINTS CONSERVATION AREA



Telephone Box and Lutyens War Memorial, Wood Hill.

DRAFT CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Planning Policy & Conservation Section
Northampton Borough Council
July 2007

Introduction

Conservation Areas were first introduced by the Civic Amenities Act in 1967. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Authorities to designate as Conservation Areas “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. Local Authorities also have a duty to review the Conservation Areas from time to time.

Section 71 places a duty on Local Authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas.

The primary objectives of Conservation Area designation are: -

- ◆ to preserve worthy buildings and prevent their demolition unless this is shown to be the only suitable action;
- ◆ to ensure that redevelopment, renovation or the extension of existing buildings will harmonise with other buildings in the area;
- ◆ to preserve or enhance the setting of the area;
- ◆ to encourage positive schemes for the restoration of buildings within the area.

The purpose of this reappraisal is to provide guidance for owners and occupiers on how the preservation and enhancement of the character and appearance of the area can be achieved. It will also provide a sound basis for the assessment of planning applications and will help identify proposals for preserving and enhancing the character and appearance of the area.

The Conservation Area

The Conservation Area was designated on 20th January 1976, and since then, the boundary has not been altered.

All Saints' church marks the centre of the town and the Conservation Area. The Conservation Area covers a wide area, and from the church, the area extends down Bridge Street to the south, Gold Street to the West, the Drapery and Sheep Street to the

north and along George Row and St. Giles' Square to the east, where it adjoins the Derngate Conservation Area. The area also includes the Market Square and part of Mercer's Row to the northeast and the Guildhall along St. Giles' Square. A map of the current boundary can be found in Annex C.

Archaeology

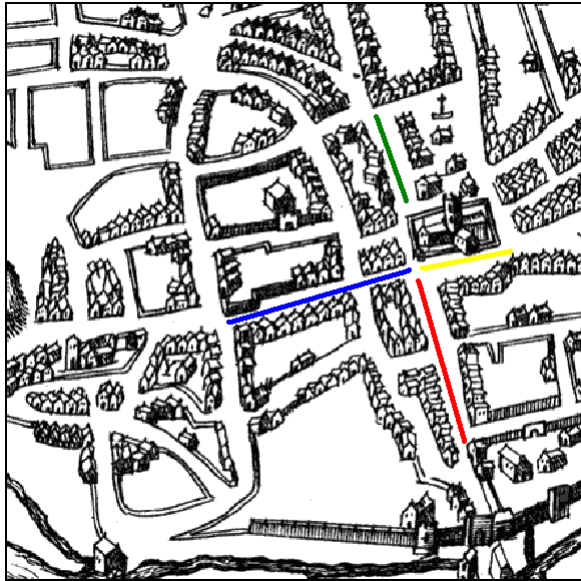
All Saints Conservation Area lies within the medieval walled area of Northampton's historic core. Past pre-development archaeological excavations within the town centre, although not extensive, have revealed the survival of buried archaeological remains associated with the development of the town from the 12th Century onwards.

History and Development

The All Saints Conservation Area lies in the heart of the town centre, forming the main part of the town's retail core.

The Saxon part of Northampton was concentrated around Marefair and its surrounding area, but Norman and Medieval development eastwards saw All Saints and the Market Square becoming the central focus of the town by the time of the Civil War. The development of burgage plots helped influence the layout of the medieval town, although after the 1675 fire, it is only the road pattern, which largely survives intact today.

This part of the town has been the heart of commercial activity, although the focus of this activity has shifted from Gold Street to shops along the Drapery, around the Market Square, and Mercer's Row. Mercer's Row then runs into Abington Street, most of which is outside of the Conservation Area.



Section of Speed's 1610 map of Northampton town centre, showing the road layout before the 1675 fire. The road pattern within the Conservation Area has not changed.

Red = Bridge St., Blue = Gold St., Yellow = George Row, Green = Drapery. All Saints (then All Hallows) and the Market Square can also be clearly seen.

Architectural and Townscape Character

The town centre is the place that sees the majority of change within any town, and Northampton is no exception. There is not one style of architecture that dominates or unifies the town or streetscape. This provides visual diversity to the area. The character of the area is defined by the uses within it and how people use and move within this space. The All Saints Conservation Area is a vibrant part of the town, which is actively used by both pedestrians and vehicles. Although many of the buildings have been adapted to accommodate modern shopping trends, there are many fine examples of traditional shop fronts. This enhances the townscape, and although many examples are not on listed buildings, their retention is key in maintaining the character. Insensitive shop fronts can be found, and these have a detrimental effect on the character and appearance of the Conservation Area.

Building Ages and Primary Uses

Much of the architectural heart of the town centre was destroyed by the Great Fire on 20th September 1675. This fire took with it all but three of the churches (St. Peter's, St.

Giles' and the Holy Sepulchre) and most of All Saints, along with over 600 dwelling houses. Only two dwelling houses survived the 1675 fire, one of which, The Welsh House, is situated within the Conservation Area. The other is Hazelrigg House, which is just outside of the Conservation Area on Marefair. Due to this, there are a variety of building ages, with buildings dating from the 17th century up to the 20th century. The majority of the buildings, however, date from the 19th century, although to accommodate the modern, the town centre has lost some lovely examples of 19th century architecture, such as the Emporium Arcade.



The north side of the Market Square c. 1970, where the Emporium Arcade, along with other fine façades, once stood. The Emporium Arcade was demolished in 1972.

As expected of a town centre, the buildings have a variety of uses, although the majority of uses are divided between shops, financial and other professional services and food related businesses.

Street Descriptions

The area's identity and character can be identified through street descriptions, which build up an overall picture of the conservation area.

Bridge Street

Bridge Street forms an important thoroughfare into the town centre, particularly as it is a main traffic route into the town. In the 17th century there was a gated entrance through the town wall, and on its far side was a bridge that crossed the river, from which the street gets its name. The buildings along Bridge Street are in a variety of uses, from bars and restaurants to

offices and estate agents, and most of the buildings are in current use.



1958 photograph of Bridge Street looking towards Gold Street and Drapery.

Even though this is the case, the south end of the street does not give a good first impression of the town centre. Several of the premises are used as take-a-ways or bars which do not open until later in the day. Although these buildings are in use, they give the impression that they are not in active use. This gives the feel that there are more vacant premises in the area than there actually are.

However, Bridge Street does have many fine examples of traditionally styled shop fronts. A lot of the buildings along this street are Grade II Listed, which has enabled many of these fine shop fronts to be preserved. As well as the listed buildings (which are listed in Annex A), Nos. 25, 38 and 40 Bridge Street are all architecturally important buildings which are on the Local List (see Annex B).

Many of the buildings date from the late 18th to mid 19th century, and have 19th century shop fronts. No. 21/23, the former Angel Hotel, was originally a coaching inn.

Since 2001, Bridge Street has benefited from the Historic Economic Regeneration Scheme (HERS), which was a partnership scheme between English Heritage and Northampton Borough Council, providing grant aid to promote conservation led regeneration within Bridge Street and Gold Street. It aimed to invest in the reuse of empty or rundown buildings and to encourage the reinstatement or repair of traditional architectural features and to encourage the reuse of empty upper floors.

Many of the shop fronts are fine examples and well kept, which is testament to the success of this scheme.



No.7 Bridge Street, Grade II Listed, has a fine example of a 19th century shop front.

George Row

George Row forms an important stretch of streetscape within the Conservation Area, as there are several of the town's important Listed Buildings along the row, and others, which are on the Local List (see below). Only two of the buildings (Nos. 4 and 5) are not deemed to be of great national or local importance. All of the buildings are on the south side of the row, facing the grand and architecturally impressive All Saints' Church.

The most important building is Session's House, which is Grade I, and currently forms part of Northamptonshire County Council's offices, although a new use for it is currently under discussion. Dating from 1676-8, it is attributed to Henry Bell of Kings Lynn and Sir Roger Norwich and it was one of the first buildings to be built after the 1675 town fire. Originally built as the town's courthouse, the Sessions House was in continuous use as a courthouse for over 300 years. The ceilings within are also of particular note, as they are fine plasterwork dating from 1684-8 by Edward Goudge, a plasterer associated with Sir Christopher Wren.



Sessions House, George Row.

George Row contains several other important and locally significant buildings. The Judge's Lodgings, a flat-fronted Georgian house on the east side of Sessions House, was, as its name suggests, used to house travelling judges during court sessions. The County Hall, on the west side of Sessions House, houses part of the County Council Offices. It was built in the 18th Century, although its Palladian style dates from 1846 when it was rebuilt by James Milne. The building was then remodelled internally by Edmund Law in 1890 and again c.1900 by Aston Webb.

Nos. 8-9 George Row, dating from the 18th Century, with its rusticated porch and central pediment, maintains the architectural standard of the street. The neighbouring No. 6/7 George Row is a prominent building, dating from the early 19th century, and although it is not listed, it is of locally significance architecturally. No. 3 George Row is late 19th century, and despite its modern shop front, its upper floors have quite understated Classical features. Finally, No. 2 George Row is a prominent 20th century building built in a Classical style in 1924 by the architect F W Dorman.

All Saints' Church

This church is one of the two main focal points of the Conservation Area, the other being the Market Square, and is the second Grade I Listed building within the Conservation Area.

The medieval church that once stood on this site, burnt down in the 1675 fire, although part of the West tower and the crypt survived. The church was rebuilt in 1676-80, most probably by Henry Bell of Kings Lynn, and some features, such as the

ionic-columned portico, were added at the turn of the 18th Century.

The church forms an important public space within the Conservation Area, as the space in front of the church offers respite by the provision of benches, and acts as a thoroughfare for pedestrians. Although it is, in a sense, an island surrounded by roads serving the town centre, the church, along with the Lutyens-designed war memorial, cannot be undermined as local landmarks.



The Lutyens-designed war memorial, 1926.

Market Square

The Market Square is believed to be one of the largest in England, and although it is still an active market place, the number of stalls has decreased over the years. There are commercial units along all four sides of the square, which maintains the area's commercial activity, enabling the market square to be an active thoroughfare.

The buildings, which surround the Market Square, primarily date from the 18th and early to mid 19th century. There is also 20th century development, particularly seen in the Grosvenor Centre and Peacock Place. Victoria House (No. 1 Market Square, Grade II Listed, c.1840) is particularly notable, partly due to its prominent corner location and white-stuccoed façade over four storeys.



Market Square, west side. (No.14 is to the left).

The rest of this western side to the square consists of varying 18th, 19th and 20th century buildings, none of which compete with its neighbour in height or grandeur. Traditional shop fronts help maintain the area's character and positive appearance. Nos. 5, 7, 8, 12 and 13 are all Grade II Listed and are important buildings, forming part of a group with Victoria House. Nos. 4, 6, 14 and 15, although not listed, are of important local value. They vary in style, but manage to harmonise the streetscape.



Victoria House (No.1 Market Square) is a prominent c.1840 building, helped by its white façade and grand pilasters.

The south side of the Market Square is a shorter range of shops, with the Drury Chambers (No.17, Grade II), a stately early Georgian building that has seen later development, particularly on the ground floor. This is a common occurrence with many of the buildings, to accommodate 20th and 21st century shopping. The other end is somewhat spoilt by the 1960s replacement of Waterloo House (which was

c.1830s). Built in 1962-5 by A.W. Walker & Partners, this five-storey modern building does not sit comfortably here, and adds nothing to the streetscape.

The east side of the square is dominated by Peacock Place, a modern façade (1990), spanning the width of approximately four shop units, it offers the entrance to a shopping precinct. It replaced a shopping arcade built by Leslie Cook in 1960-1, which itself had controversially replaced the Peacock Hotel (dating from 1676, although Georgian in appearance), – a coaching inn with stabling for 30 horses.



Drury chambers (No.17 Market Square)

To the right of Peacock Place, is a charming 1930's two-storey building, Art Deco in style, which is somewhat squeezed in and hidden behind its modern shop fascia.

To the left of Peacock Place is a grand Georgian building (No. 32 & 32a, Grade II*), now offices, built of the local ironstone. Next to it is one of Northampton's oldest buildings, the Welsh House (Grade II). Although the façade dates from 1595, this is a rebuilt frontage to an older building, and its name is derived from the Welsh motto above the door "*Heb Dyw Heb Dym Dwya Digon*" (Without God, without everything; with God, enough). The entrance to the Grosvenor Centre now dwarfs it.



The Welsh House, Grade II Listed, is one of the buildings which the survived the fire.

The north side of the square was mostly rebuilt when the development of the Grosvenor Centre took place in the 1970s. These modern buildings dominate this northern range and the only building that survived the demolition is situated just off the Market Square on the Parade.

The Parade

The Parade links the north end of the Market Square with the north end of the Drapery, so it is popular with pedestrians. It also offers vehicular access onto the Market Square. Nos. 4 and 5 The Parade is one building (Grade II Listed), and is the only building to have survived the demolition for the Grosvenor Centre on the north side of the Market Square. Built in 1850 by Alexander and Hull, it was originally the Corn Exchange before it became the Odeon cinema although it is currently vacant. Classically styled, it sits uncomfortably next to its 1970s neighbour.

Also of particular note for their local importance are Nos. 1-2 (2-8 Sheep Street), a large range of c.1900 buildings which sweep around the Parade/Sheep Street corner, and No. 3, a mid-19th century stone building, Elizabethan in style which, with its ogee shaped gable, resembles a Tudor galleon.



No.4-5 The Parade sits rather uncomfortably next to its 1970 neighbour.

Mercer's Row

Mercer's Row faces onto the north side of All Saints church and has buildings of various heights and ages, dating from the 17th to 20th century. No. 1 (No. 8 The Drapery) takes up the corner plot with the Drapery and is a fine c.1930 Classically-styled building over four storeys with a copper-covered dome on top. Next door, No. 2 is in total contrast to No. 1, although of a similar age, c.1930, it is typical of the inter-war period. Nos. 3 to 6 (inclusive) are all Listed at Grade II, and although they all differ in age, they form an important group on the streetscape. No. 3 is 18th century, Nos. 4 and 6 are late 17th century and have modern shop fronts. No. 5 dates from 1901, is German Renaissance style and also has a modern shop front. No. 10/11 is the original façade of Waterloo House, c.1830, most of which was demolished to build the 1960s office block behind it (see Market Square).



No. 5 Mercer's Row, 1901, is an imposing building along the street scene.

Gold Street

Having taken its name from the precious metals that were once traded here by the town's Jewish population, Gold Street lies to the west of the Conservation Area. The street has seen better times, although it has also recently benefited from the HERS scheme (See **Bridge Street**).

Nos. 4-6 was the former office block for Phipps's Brewery, built in 1881 by S J Newman, its styling is influenced by 17th century Dutch and French architecture. On the other side of the road is No. 5-9 Gold Street, 1877, a symmetrical redbrick Victorian building with a mixture of Classical and Gothic influences. The Grand Hotel, 1889-92 by Charles Dorman, is currently mostly vacant. Some of the upper floors have been converted to flats and it currently looks a shadow of its former self by insensitive signage and its lack of active use.

Along with the listed buildings and those that are already mentioned, Nos. 16-20, 24-28, 38/40 and 47, 49&49a are also all deemed as being of local importance.

Drapery

The Drapery is one of the main shopping streets in Northampton, which runs north of the west end of All Saints' Church. It is one of the main shopping streets in the town, mostly due to the presence of banks and a large department store.

Along the west side of Drapery, there are a number of notable buildings, dating from the 18th and early 19th century. As with other streets within the Conservation Area, there is more modern development, but some prime examples of buildings still survive.

No. 1 (also No. 2 Gold Street), c.1900, the former County Chambers, dominates the corner plot between The Drapery and Gold Street. Its four storeys and ornately styled mansard roof, add to its grandeur, which is enhanced by its corner position. No. 2 next door is a narrow building, which is sandwiched between others of a similar height. It has an ornate recessed balcony on the top floor. No. 6/7 is c.18th century. Grade II Listed, built with roughly cut Ashlar blocks it has 20th century alterations, mainly in the form of its modern shop front. No. 15/17 is also of note, as it is Classically styled on its upper floors. It is quite ornately decorated, particularly the pilasters and capitals, which belong to no particular classical order.

No. 19, a Victorian brick building with stone Classical detailing, is again tall and narrow. No. 21/23 is an ironstone building, seemingly built as one building but as two different halves, rather than one half being altered. The shop spans the ground floor of both buildings. No. 27 is a grand brick-built Victorian building over four storeys. Quoins and Classical details are highlighted white. No.29/31 is another building seemingly built as two halves, but it is rather sandwiched in-between No. 27 and Nos. 31-39 next door. No. 31-39 is a purpose-built department store and was the first modern store of this kind built in Northampton. It dates from 1958-62 by Deacon & Laing.

No. 41 is a grand Neo-classical building, Grade II Listed, and was built in 1841 by E.F. Law, and is the only building to be set slightly back from the street. No. 43-49 (odds)

building of an unknown date but extended in 1894 by Charles Dorman.



No.41 Drapery – a fine Neo-Classical building which is set back slightly from the street.

No. 51 Drapery is the last building of note along this side of the Drapery, as after this, the road turns into Sheep Street. Built in 1901, it forms the corner of the Drapery and Bradshaw Street. Brick built, it is mock Tudor in style although it has a Classically-styled doorway on the Bradshaw Street elevation.

Returning down the east side of the Drapery, there are several modern buildings interspersed with the older examples. Many of the buildings on this side also have an elevation on the Market Square, as the two rows of shops back onto each other. Two of these buildings to note are No. 50, 1968-9 by Sir John Brown, Henson & Partners, and No. 48, 1965-6 by John & Michael Chaplin.

No. 42/44 is a Grade II Listed 18th century three storey building with an unsympathetic modern shop front. No. 32 is one of the buildings that also has a Market Square frontage (No. 12 Market Square). It is Grade II Listed, fairly tall and narrow and its current use also includes No. 34, which is a modern building.

No. 22 shares the corner plot with No. 14 Market Square. It is a late 19th century ashlar building, Classically styled. No. 20 is c.1940s with brick upper storeys to a stone dressed ground floor.

Finally, No. 12 is probably one of the oldest buildings along the Drapery, dating from the early 19th century and later. A narrow building, dwarfed by its more modern neighbours (No. 14 is a three-storey c.1960s building and No. 8 is c.1930 and referred to under Mercer's Row), has a 19th century shop front and bay window on the first floor.

Sheep Street

Only the southern end of Sheep Street lies within the Conservation Area. Nos. 18, 18a, 18b, 20 and 20a are Grade II Listed, and previously contained no. 22 and 24 (both now demolished). They were all part of an inn during the late 17th century, which later became the town house of the Earls of Halifax, before becoming Dr Doddridge's Academy for Dissenting Ministers after 1740. No. 11 is a c.1900 Mock-Tudor building over three storeys with a symmetrical façade; it is fairly typical of an early 20th century Public House. No. 16 is a mid-19th century commercial building, with offset coach entrance. One of the entrances to the Market Hall is also along Sheep Street. It is a good example of a c.1940s Art Deco- styled market hall.



The Sheep Street entrance to the Market Hall.

St. Giles' Square

In the eastern part of the Conservation Area, lies St. Giles Square. It is dominated by The Guildhall, the Borough Council's main offices within the town centre. It is Grade II* Listed and was built in 1861-4 by E W Godwin, a Bristol-born architect known for his Gothic style, and influence on the Arts and Crafts Movement. The offices were extended to the east by Matthew Holding and A. W. Jeffery in 1889-92.

The Guildhall was Godwin's first notable public commission. It is Victorian Gothic in

style, having been built with Ruskinian ideals. This can be seen in the highly carved stonework which adorns the building inside and out, reflecting high-quality craftsmanship.

Abington Street

This street is a very busy, pedestrianised, shopping street, most of which is outside the Conservation Area. A small section of the street, the eastern end, is within the Conservation Area, as No.1 (No.22/23 Market Square) forms a corner of the Market Square; dating from 1677, although with a modern shop front.

Wood Hill

This short range of shops faces onto the War Memorial at the east end of All Saints church. The main building is the HSBC Bank (Nos. 3-4 Wood Hill), dating from 1963-7, having been designed by Whinney, Son & Austen Hall.

On the church side of the road stand three Grade II Listed K6 telephone kiosks. Sir Giles Gilbert Scott's K6 was the first kiosk design to be produced on a large scale outside London. Initially they were provided to every town or village that had a post office. Two more K6 kiosks can be found outside the old Police Station on St Giles' Square.



Three Grade II Listed K6 Telephone Kiosks on Wood Hill.

Shop Fronts

The majority of buildings within the Conservation Area are used as shops and therefore have shop frontages. These vary in design throughout the Conservation Area, which gives the building its own identity, adding to the area's character and appearance. A badly designed shop front will have a detrimental effect on the character and appearance of the building, streetscape and area as a whole. This is true whatever the age of the building, and a traditionally-styled shop front can be quickly spoilt by an unsympathetic fascia and signage.

Since 2001, Bridge Street has benefited from the Historic Economic Regeneration Scheme (HERS), which was a partnership scheme between English Heritage and Northampton Borough Council. The scheme provided grant aid to promote conservation led regeneration within Bridge Street and Gold Street. It aimed to invest in the reuse of empty or rundown buildings and to encourage the reinstatement or repair of traditional architectural features and to encourage the reuse of empty upper floors. Many of the shop fronts, particularly those in Bridge Street, are fine examples and well kept, which is testament to the success of this scheme.

Northampton Borough Council has produced a *Shop Front Design Guide* (1998), which offers advice on acceptable shop fronts and advertisements for traditional frontages and general guidelines that apply to all.

Areas for enhancement

Gold Street is an area that could benefit from enhancement, and proposals for this are currently being discussed. The street scene is quite cluttered from some insensitive signage, which has a detrimental effect on the character and appearance of the Conservation Area.

Bridge Street – the south end of the street does not provide a positive first impression to those entering the town. This is due to many of the businesses not operating during normal daytime opening hours.

Market Square – this is an important space within the Conservation Area. It could be utilised more than it is currently. This would add to the vibrancy of the area and hopefully draw more people into this historic space.

Extension of Boundary

The Conservation Area boundary has not been extended since its designation in 1976. It is currently proposed to extend the boundary along the west of the Drapery and Bridge Street. This is to regularise the boundary along these two streets, as currently, the boundary dissects many buildings. The rear of No.51 Gold St is also proposed for inclusion, as this building was originally a lecture hall, remains of which are still evident. It seems sensible to include the whole of a building, as opposed to half of it, within the Conservation Area.

Government Advice

The primary Government advice relating to Conservation Areas is contained in PPG 15: *Planning and the Historic Environment*. This document offers clear advice on the designation of Conservation Areas and the importance of appropriately assessing the area's special interest.

English Heritage offers advice on undertaking Conservation Area appraisals and this statement has been prepared in accordance with this advice.

Local Plan Policy

The Northampton Local Plan was adopted in June 1997. The plan sets out the Council's aspirations for protecting and enhancing the Borough's historic assets. It states how applications affecting Conservation Areas will be assessed. These policies will be strengthened by this character appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

Demolition in Conservation Areas

Conservation Area Consent is required for certain demolition work within a Conservation Area. This includes:

- ◆ The demolition of a building with a cubic content of more than 115 cubic meters.
- ◆ The demolition of walls, fences or gates above 1 metre in height and abutting the highway (2 metres elsewhere)
- ◆ Buildings subject to a statutory order or notice.

In the case of a Listed Building a separate Listed Building Consent is also required.

Listed Buildings

Certain buildings are considered to be of National importance – the older and more rare a building type is, the more likely it is to be listed. These privileged buildings, once Listed, are given the benefit of added legal protection from demolition and insensitive alteration and extension. There are currently three different grades of listing, namely Grade I, II* and II. The majority (over 92%) of buildings nationally, are Grade II Listed.¹ Grade I and II* listings apply to those which are of outstanding architectural and/or historical importance or rarer examples of a building type.

Within the All Saints' Conservation Area, there are 76 Listed entries, 2 of which are Grade I and 8 are Grade II*. Annex A at the back of this document lists all of the Listed Buildings within the Conservation Area, along with their relevant grades.

Listed Building Consent

Listed Building Consent is required for the demolition of, or any works of alteration or extension, which would affect the character or appearance of a Listed Building. The regulations apply to both external and internal alterations. For the purposes of Listed Building control any object or structure which is fixed to the building or has formed part of the land since before 1st July 1948 are also treated as part of the Listed Building.

Repair works do not normally require listed building consent. However, it is always advisable to consult the Council's Conservation Officers before commencing work on a Listed Building.

¹ English Heritage statistic.

The Council has published a list of buildings considered to be of local importance (Local List) and will endeavour to secure the long-term future of these buildings.

Locally Listed Buildings

In addition to those that are statutory listed, there are many buildings which are of local architectural and/or historic importance. The Council has produced a separate Local List of those buildings that are deemed locally significant.

In the All Saints Conservation Area, 38 buildings are included on the Local List. It is important to carefully monitor any proposed changes as they contribute to the overall area. These are listed in Annex B at the back of this document.

These buildings will not enjoy the full range of protection of those that are statutory listed, but they will be given due thought and concern when applications are submitted.

Design Guidance

In Conservation Areas detailed examination of the design, siting and layout of development proposals of all types is necessary to achieve a high standard of development and to preserve the character of the area.

The Council will be issuing design guidance relating to listed buildings and conservation areas.

ANNEX A – Listed Buildings (see Map 1 Annex C)

Address	Grade
Church of All Saints, All Saints Square	I
Sessions House, George Row	I
County Hall, George Row	II*
Judge's Lodgings, George Row	II*
8,8A George Row	II*
9,9A George Row	II*
18 Market Square	II*
32/32A Market Square	II*
The Guildhall, St Giles' Square	II*
War Memorial, Wood Hill	II*
1 Abington Street (22/23 Market Square)	II
6 Bridge Street	II
7 Bridge Street	II
9/11 Bridge Street	II
16 Bridge Street	II
17 Bridge Street	II
18 Bridge Street (The Bell Inn)	II
19 Bridge Street	II
20 Bridge Street	II
21/23 Bridge Street (The Fat Cat)	II
22 Bridge Street	II
24 Bridge Street	II
26-30 Bridge Street (The Saddlers Arms)	II
32, 32A, & 32B Bridge Street	II

36 Bridge Street	II
42 Bridge Street	II
44 Bridge Street	II
46 Bridge Street	II
48 Bridge Street	II
56 Bridge Street	II
58 Bridge Street	II
60a & 60b Bridge Street (The Corporation Charity School)	II
60 Bridge Street (School House)	II
6 Dergate	II
6/7 Drapery	II
12 Drapery	II
32 Drapery	II
41 Drapery	II
42/44 Drapery	II
43 Drapery	II
45/47 Drapery	II
49 Drapery	II
3 Drum Lane	II
County Council Offices, George Row	II
4/ 6 Gold Street	II
8/10 Gold Street	II
37/39 Gold Street	II
41 Gold Street	II
43 Gold Street	II

Northern K6 Telephone Kiosk, Guildhall Road	II
Southern K6 Telephone Kiosk, Guildhall Road	II
Becket and Sargeant's School, 3 Kingswell Street	II
1 Market Square (Victoria House)	II
5 Market Square	II
7 Market Square	II
8 Market Square	II
12 Market Square	II
13 Market Square	II
17 Market Square (Drury Chambers)	II
19 Market Square	II
3 Mercer's Row	II
4 Mercer's Row	II
5 Mercer's Row	II
6 Mercer's Row	II
2 Newland (Welsh House)	II
2 St Giles' Square	II
(Former) Visitor Centre, St Giles' Square	II
18 Sheep Street	II
18A Sheep Street	II
18B Sheep Street	II
20 Sheep Street	II
20A Sheep Street	II
4/ 5 The Parade	II
Northern K6 Telephone Kiosk, Wood Hill	II

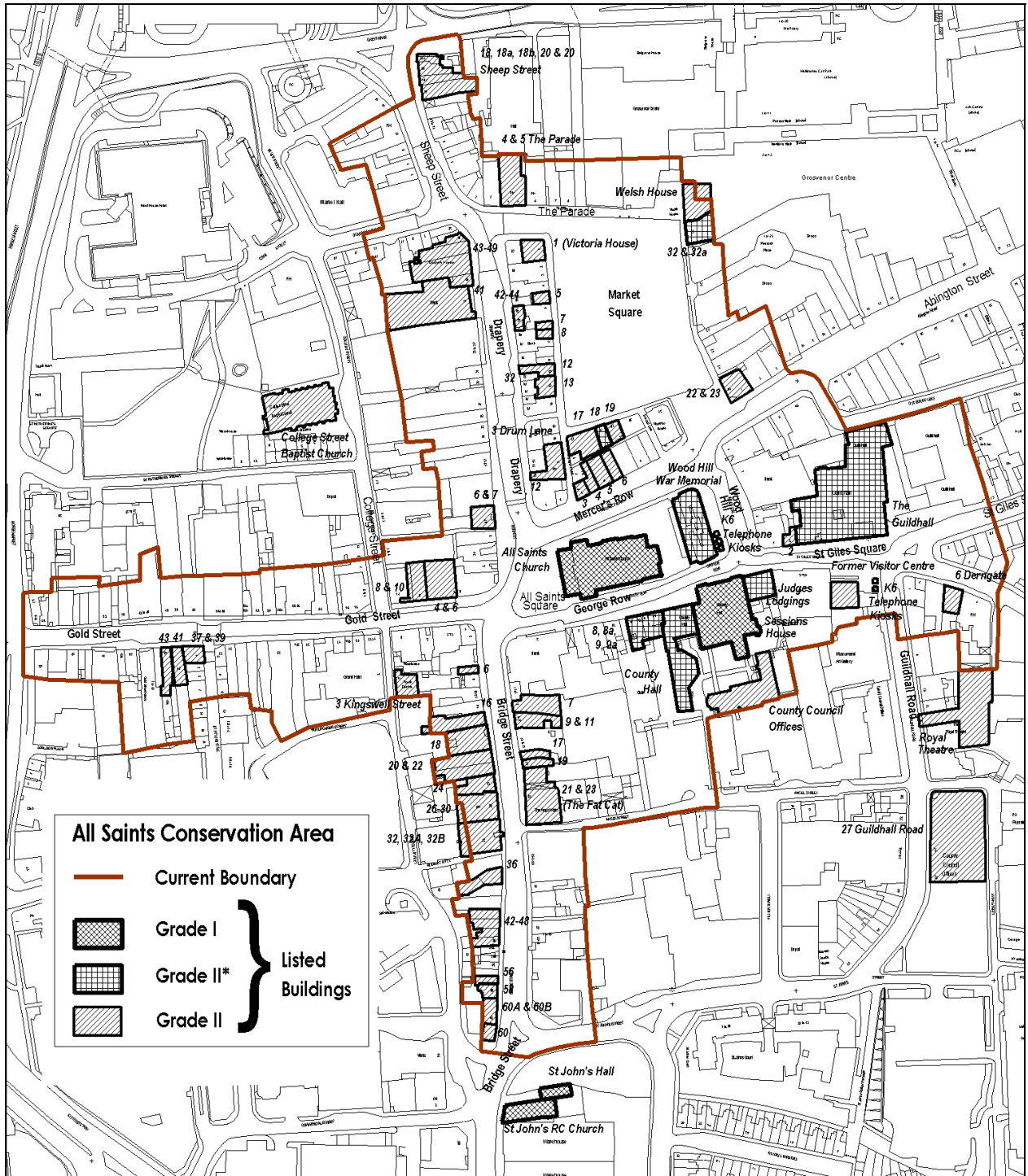
Central K6 Telephone Kiosk, Wood Hill	II
Southern K6 Telephone Kiosk, Wood Hill	II

ANNEX B – Locally Listed Buildings (see Map 2 Annex C)

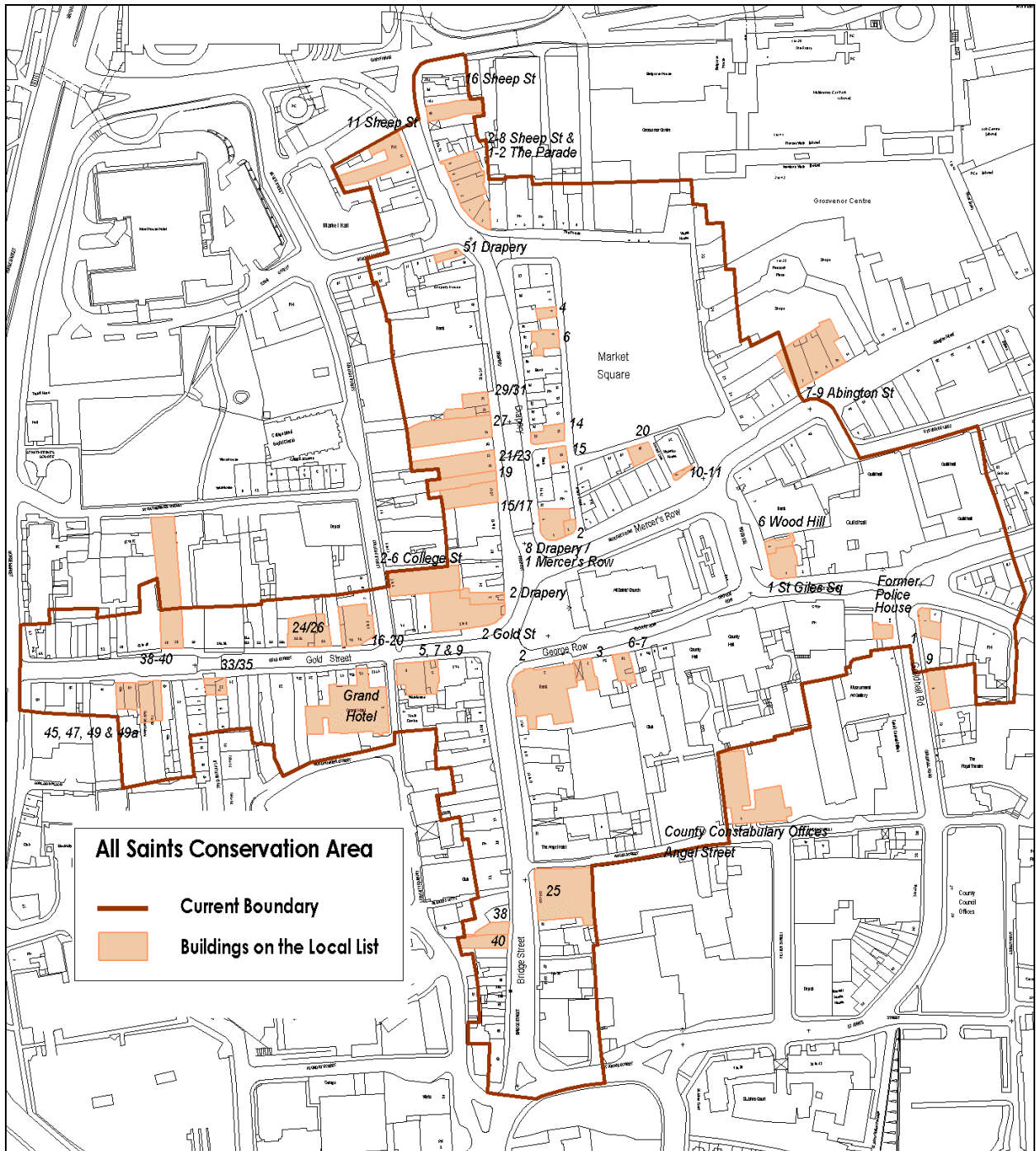
Building Address
25 Bridge Street
38 Bridge Street
40 Bridge Street
2-6 College Street (rear of "Circus")
2 Drapery
8 Drapery / 1 Mercer's Row
19 Drapery
21/23 Drapery
27 Drapery
29/31 Drapery
51 Drapery
15/17 Drapery
6/7 George Row
3 George Row
2 George Row (Lloyds TSB Bank)
Grand Hotel, Gold Street
2 Gold Street
5, 7 & 9 Gold Street
16-20 Gold Street
24/26 (28) Gold Street
33/35 Gold Street
38/40 Gold Street (former Woolworths)
47, 49, 49a Gold Street

1 Guildhall Road
4 Market Square
6 Market Square
14 Market Square (22 Drapery)
15 Market Square
20 Market Square
2 Mercer's Row
10/11 Mercer's Row 10 Mercer's Row
11 Sheep Street
16 Sheep Street
Former Police House, St Giles Square
1 St Giles Square
1-2 The Parade, 2-8 (evens) Sheep Street
3 The Parade
6 Wood Hill

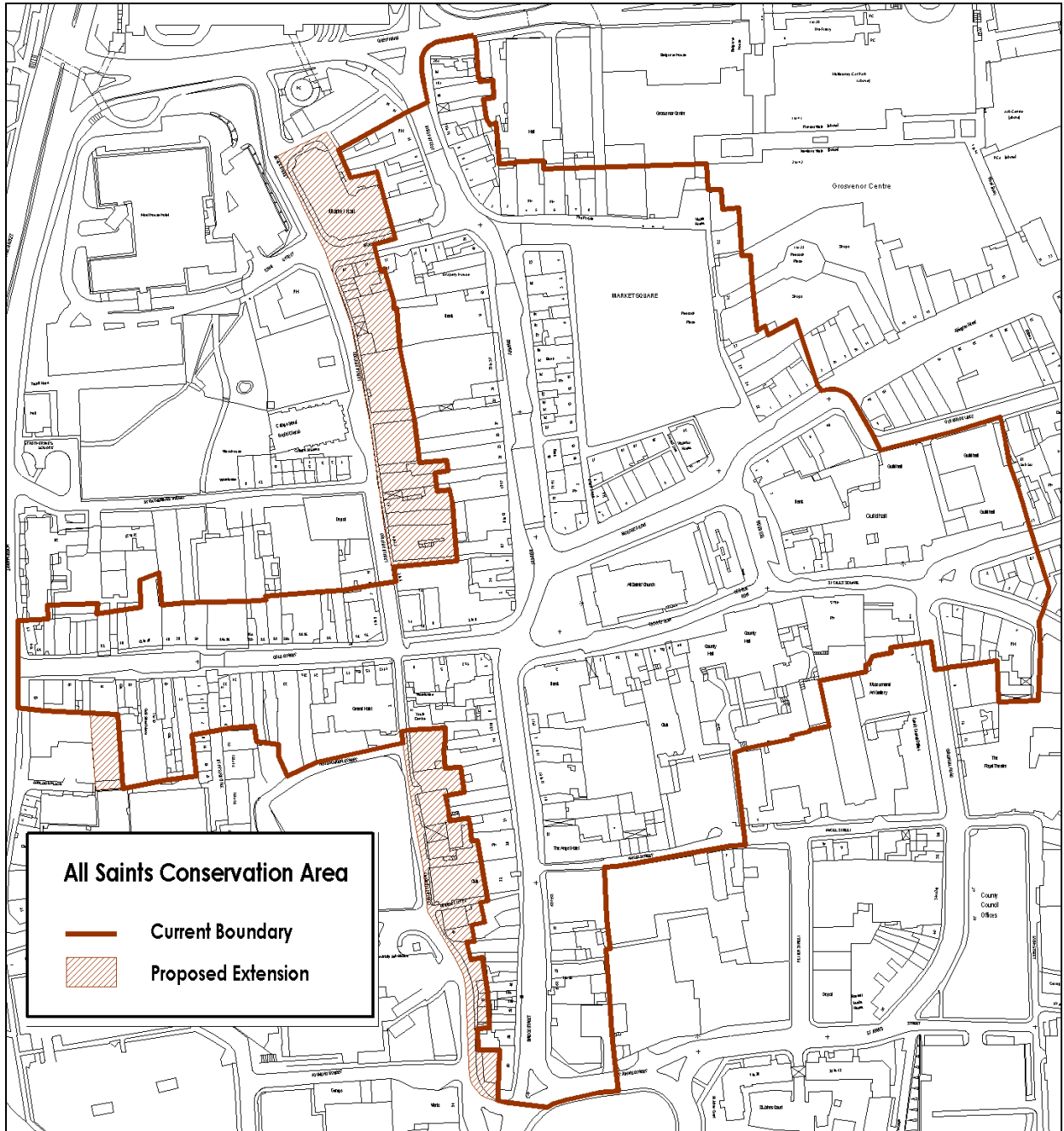
ANNEX C – Maps



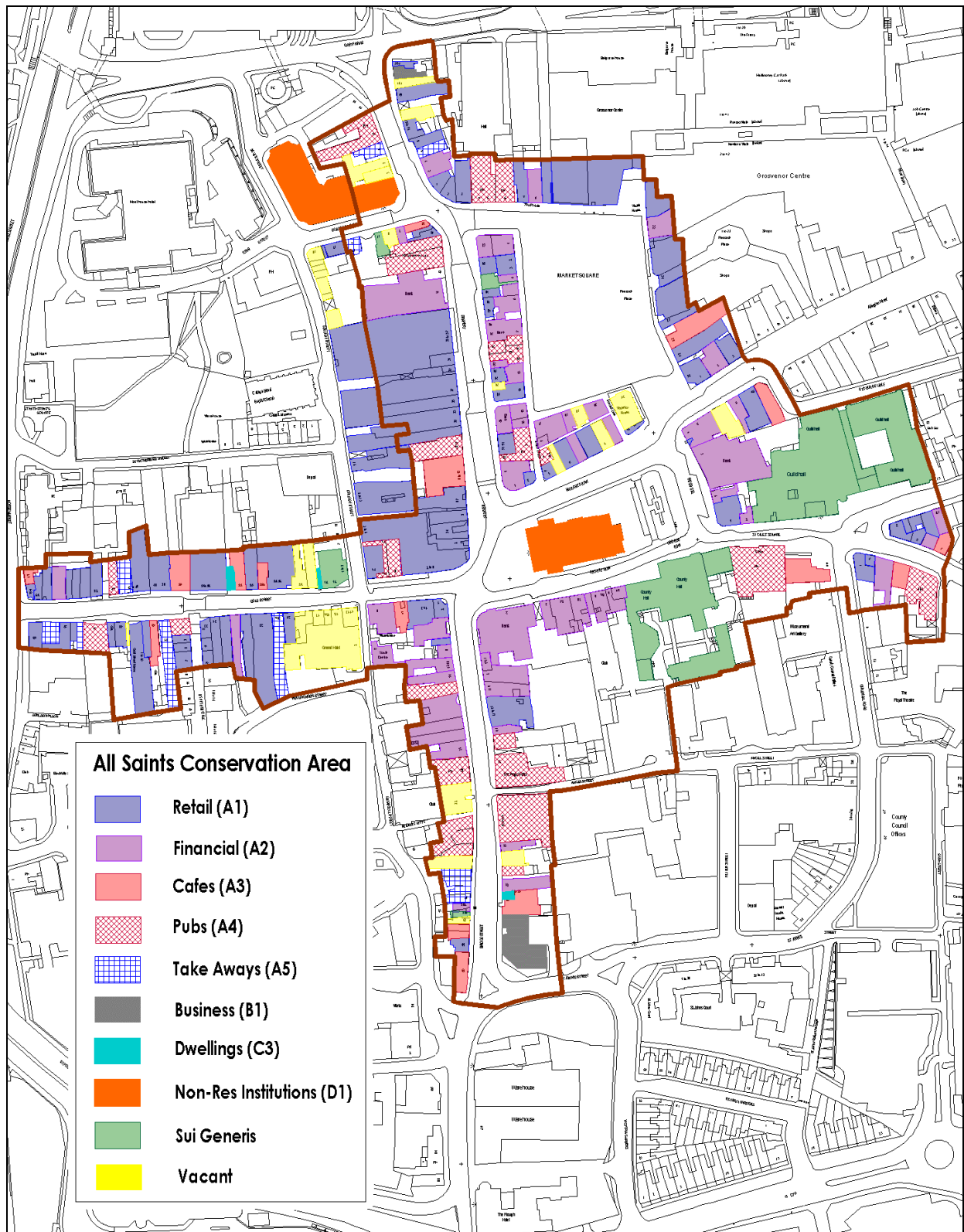
Map 1 - Listed Buildings within the All Saints Conservation Area.



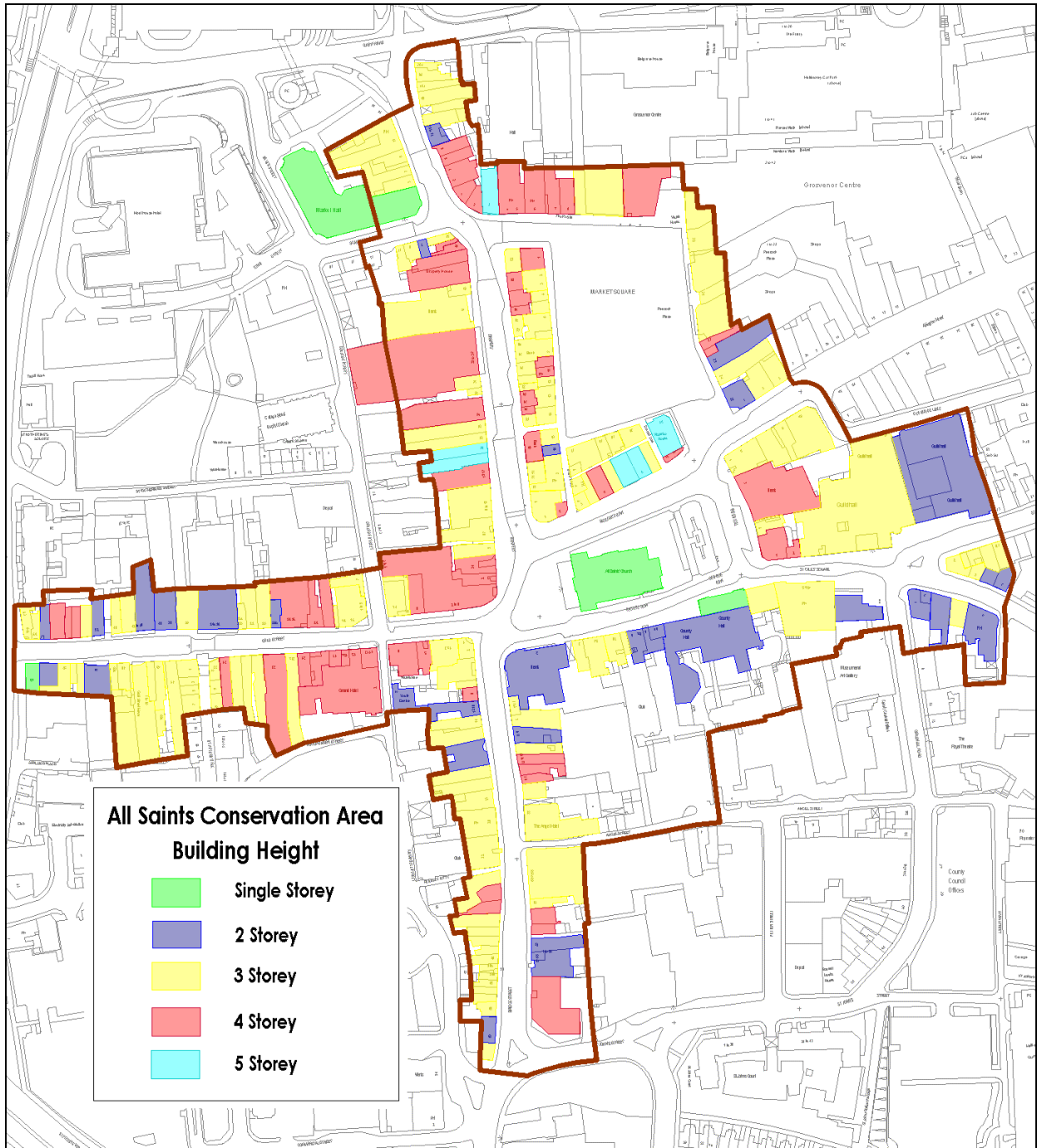
Map 2 - Locally Listed Buildings within the All Saints Conservation Area.



Map 3 - The proposed extension to the All Saints Conservation Area.



Map 4 - Building use within All Saints Conservation Area.



Map 5 – Building Height within All Saints Conservation Area

Management Plan

The management plan complements the Conservation Area Appraisal, which highlights the area's architectural and historical importance, aspects of which define the character of the area, making it worthy of designation. The management plan is essential to protect and actively manage the area, and should therefore be viewed alongside this appraisal.

Conservation Area Boundary.

The All Saints Conservation Area was designated in January 1976, and is one of the conservation areas focusing on the Town Centre.

It is proposed to extend the current boundary to the northwest, to include the whole of the Market Hall and College Street.

Preservation of Existing Character.

Under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to formulate and publish proposals for the preservation and enhancement of the appearance or character of Conservation Areas.

Building Styles and Materials

The Conservation Area forms the core part of the town's centre and is bustling with varying commercial activity. It is predominantly made up of shops, many with offices or flats on the upper floors, as is the pattern of use for the majority of town centres.

The All Saints Conservation Area really marks the main retail part of the town's centre. Therefore it has a strong commercial feel and appearance to it, which in turn generates a flow of pedestrians. Although building ages vary, the 'old building stock', which gives the area its character, is either 18th or early-mid 19th century. There is also 20th century development, which is to be expected in an area of this size. Most of the buildings have been modernised, and it is the ground floors that have seen the most development. The development and changes on the ground floor have an obvious impact on the area. This is because the public uses and moves around the space at this level.

The varying architectural styles within the Conservation Area contribute to a wide range of use of materials. However not one building type or style is dominant enough to produce a unifying effect in the area. Despite the wide use of different materials, the handling of them will always have an impact on the overall aesthetic appeal of the building. It is therefore vital that any work carried out is done sympathetically to the building, including repairs, alterations and new build, and that any work is carried out with high quality materials and to a high standard.

Alterations and Extensions.

Any extensions or alterations to shop fronts will have to be of a high standard of design, not compromising the overall character of the area. They should form an overall positive contribution not solely to the site and building to which they belong, but also to that of the street scene and area as a whole. Even badly designed modern shop fronts can have a detrimental visual effect on a later 20th century building.

It is important to note that commercial premises, offices and flats do not benefit from permitted development rights, and any changes need to be done through the application of the necessary planning permission.

New Development

Space within the town centre is at a premium; therefore, to construct new buildings, something else will have to be demolished. As this is a Conservation Area, permission to demolish must be applied for and granted from the Local Authority. Conservation Area Consent will not be granted until the proposed plans have been approved. Any new development should make a positive contribution to the area, which respects and harmonises with the existing buildings. It will have to be proven that demolition is a necessary option. Emphasis will be on design and materials of high quality, being sympathetic in their design and detailing.

New development will be managed by planning applications and conservation area consents, as and when submitted.

Vacant Buildings

There are a number of vacant buildings within the Conservation Area, the concentration of which is around Gold Street and Bridge Street. The best short- and long-term future for any building is for it to remain in use. Vacant buildings are a concern in all Town Centres and applications which propose the reinstatement of a building's use will be looked upon favourably. Uses of a building will contribute to the Conservation Area's character and appearance, and proposed uses will be considered by their impact on the area.

There is also the issue of unused upper storeys within buildings, and this is particularly so when there is a shop on the ground floor. In some instances flats on the upper floors are possible, but usually these areas are either used as storage or remain empty. This is a prevalent problem in all town centres, where potential residents now seek other areas to live rather than live with the constraints of a town centre. Neglected upper storeys can lead to the deterioration of a building, so any proposals which offer the use of the whole building, or offer an alternative for the upper storeys, will be given due consideration.

Demolition

Due to the high-density nature of the area, any demolition will seriously affect the appearance of the conservation area and streetscape. Therefore any proposals for demolition will be strictly monitored, as it is vital that the replacement building will not be detrimental to the area's appearance and character.

New development will be considered as previously stated and before any demolition is granted.

Areas for Enhancement

Three areas of enhancement have been identified in the All Saints Conservation Area Appraisal. These are deemed as having a negative impact on the Conservation Area. Future plans for Gold Street will hopefully benefit this area of town. However, the other two areas are more difficult to turnaround.

The decline of the Market Square is due to modern shopping trends, and out-of-town supermarkets taking a lot of business away from traditional markets in town centres, as people enjoy the convenience of out-of-town shopping. This is an important space within the Conservation Area, and could be utilised more than it is currently. This would add to the vibrancy of the area and hopefully draw more people into this historic space.

The current use of buildings at the south end of Bridge Street has had an impact on the character and appearance of the Conservation Area during the day. Only proposals for change of use will turn this area of town around to a more vibrant place during the day.

Streetscape

The streetscape is an important part of an area, as it gives the area its overall character and impressions are formed from the quality, condition and appearance of it. It can be affected by many factors, in either positive or negative ways, from general appearance and tidiness to shop signs, advertisements, trees and road signage.

Carefully designed and well-managed streets are essential if the public realm is to be a successful interactive space between pedestrians and cyclists, along with the safe management of traffic. The retention and enhancement of local qualities such as streets, public spaces and their related cultural signals, will help to sustain an area's prosperity and quality of life.

As the All Saints Conservation Area has a high concentration of pedestrian and vehicular use, the streetscape is an essential means of easy navigation for all users. Its character and readability combine to provide a safe and user-friendly environment. The local Highway Authority will be approached to establish an agreement as to how sensitive sites will be dealt with, to include the treatment of items such as highways signs and street surfaces.

Control of Advertisements

The All Saints Conservation Area forms one of the conservation areas that cover the

Town Centre. As the area comprises of a wide range of shops and businesses, advertisements are inevitable.

Although outdoor advertisements are generally permitted, they do affect the character and appearance of a conservation area, possibly having a significant impact on it. Advertisements can quickly alter an area's character and appearance both positively and negatively. As PPG 15:4.31 highlights, it is desired that any advertisements will either preserve or enhance the character or appearance of a conservation area, and this will be taken into account when considering granting consent for proposed advertisements in such an area.

Listed Buildings

Although the majority of the buildings within the Conservation Area are not Listed, there are currently 76 listed entries within the All Saints Conservation Area. Their appearance and preservation is controlled through the application for Listed Building Consent when proposals are submitted for their alteration (inside and out) or extension.

Any Listed building within the Conservation Area will need to apply for Listed Building Consent for any work to be undertaken, including demolition. Listed Buildings will need Conservation Area Consent as well as Listed Building Consent.

Locally Listed Buildings

In addition to those, which are statutory listed, there are many buildings that are of local architectural and/or historic importance. The Council has produced a separate Local List of those buildings deemed locally significant.

In the All Saints Conservation Area, 38 buildings are included on the Local List. As they contribute to the overall area, it is important to carefully monitor any proposed changes.

These buildings will not enjoy the full range of protection as those which are statutory listed, but they will be given due thought and concern when applications are submitted.

Monitoring Change

Any changes will initially be managed through any planning applications, including Listed Building and Conservation Area consents.

Visual surveys of the area at regular intervals will also provide a mechanism for monitoring change within the area. A photographic record of the area will be made and kept up to date, along with the Character Appraisal. A photographic database will log images of areas of specific interest, concern or uncertain future, which will then be reviewed and updated at regular intervals.

A logbook recording any significant changes permitted through planning applications will provide an overview of accepted changes within the area. This will provide a quick reference tool for queries about future proposals within the area.

A survey of window survival will be undertaken to record the percentage of window survival within the Conservation Area. The replacement of windows, particularly fine original windows, can have a detrimental visual impact on the building and street scene as a whole.

An annual inspection will take place to monitor the Conservation Area, and in the first instance, this will take the form of a visual survey.

Protection of Trees

Despite the urban nature of the conservation area, there are a number of trees within it, which contribute positively to the area. The appearance and character of the area is enhanced by the presence of these trees, and it is therefore important that any work, which is necessary for their maintenance, is carried out in a positive manner.

Many trees within the Conservation Area are protected by Tree Preservation Orders (hereafter TPO). Trees, which are not protected by a TPO, are still protected by the Planning (Listed Buildings and Conservation Area) Act 1990. Although there are some exceptions, including small

trees and ones which are dead, dying or dangerous, anyone proposing work to a tree in the Conservation Area is required to give six weeks notice to the Local Authority before any works are carried out.

Enforcement

National and local policy will be enforced, and in cases where this is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal enforcement is taken, to discuss the circumstances of the case, to provide an opportunity to resolve any problems before any formal action is taken.

Where immediate action is deemed necessary, an explanation to why action is to be taken will be given and confirmed in writing.

Any enforcement action does not remove any rights to appeal.

